



## Poynton Update and News, 1<sup>st</sup> February 2018

### Planning applications

The Town Council's Planning and Environment Committee considered planning applications for land off Hazelbadge Road and for the Gables Farm, Green Lane, Poynton and recommends that Cheshire East Council refuse permission for both. The deadline to comment on these applications is the 7<sup>th</sup> February 2018. Information on how to comment on planning applications can be found here [http://www.cheshireeast.gov.uk/planning/view\\_a\\_planning\\_application/view\\_a\\_planning\\_application.aspx](http://www.cheshireeast.gov.uk/planning/view_a_planning_application/view_a_planning_application.aspx)

#### Full planning application for land off Hazelbadge Road, Poynton

**Proposal: Full planning application for 146 dwellings on land off Hazelbadge Road with associated access improvements, landscaping and public open access**

**Application No: 17/6471M**

**Recommend:** Refusal on the following basis:

1. The proposal is an overdevelopment and over intensification of use causing a deleterious harm to the character, appearance and environmental quality of this area. The development is therefore contrary to guidance within section 11 of the NPPF and Policies SE1, SE3, SE4 and SE5 of the Cheshire East Local Plan Strategy, and Saved Policies in the Natural Environment section of the Macclesfield Borough Local Plan.
2. The proposed development would have an adverse impact on the permanence, character and openness of the North Cheshire Green Belt which are its essential characteristics. This arises from both the proposed layout and the threat to retained Green Belt areas shown in this proposed development. The development is therefore contrary to guidance in section 9 of the NPPF and Policies PG3, SE1 and SE4 of the Cheshire East Local Plan and saved policies GC1 and NE16 of the Macclesfield Borough Local Plan.
3. The proposed development is unsustainable as it is contrary to policy LPS 48 of the Cheshire East Local Plan adopted as the strategic part of the Development Plan in July 2017. This policy applies wholly to this site. The application fails to respond to the site principles of development set out in LPS 48. In particular, the application fails to address key matters of infrastructure, impact on local and site amenities and flood risk and mitigation.
4. The proposed development would lead to an unacceptable increase in traffic at the junction of Hazelbadge Road and Chester Road (A5149) into the proposed new estate and would create high-way safety risks for residents, school children and their parents/guardians.
5. In view of the impact of the A6 MARR Road and forthcoming Poynton Relief Road on the local highway network, this site should not be considered for development until both roads are completed, open to traffic and future traffic patterns in the local area have been established.
6. The proposed development is contrary to sustainable environment policy SE1 of the adopted Cheshire East Local Plan as the strategic part of the Development Plan in July 2017. The application is unneighbourly in that the access along Hazelbadge Road will have a serious detrimental impact on adjacent properties.
7. The proposed development is contrary to sustainable environment policies SE3, SE4 and SE5 concerning matters of biodiversity and geodiversity, landscape and trees, hedgerows and woodland of the Cheshire East Local Plan adopted as the strategic part of the Development Plan in



July 2017. There would be an unacceptable loss of trees, hedgerows and woodland which contribute to residential amenities and make a positive contribution to the character of the local area.

8. The proposed development is contrary to infrastructure and developer contributions policies IN1 and IN2 of the Cheshire East Local Plan adopted as the strategic part of the Development Plan in July 2017. The application submission makes no attempt to assess social and community infrastructure needs to be generated from this development.

9. The proposed development is contrary to Policy SE 12 concerning pollution, land contamination and land instability of the adopted Cheshire East Local Plan adopted as the strategic part of the Development Plan in July 2017. There is some risk about run-off of surface water from the site which would drain towards Poynton Brook which has suffered serious flooding in recent years.

10. The application fails to comply with the Borough Council's Statement of Community Involvement. No efforts or actions have been taken to respond to the strong objections of the local community to a major housing development on this site which relates to both the strategic release of this site and the more detailed site planning now being proposed.

11. The development would have an adverse impact on the Poynton Brook wildlife corridor as identified by the Cheshire Wildlife Trust in the draft Poynton Neighbourhood Plan. The corridor has been mapped in accordance with paragraph 117 of the NPPF.

12. The planning application provides both insufficient and contradictory information to allow a full and informed assessment of the development now being proposed. In particular, there is a lack of clarification on how transport and connectivity issues will be taken into account and sustainability issues dealt with. Planning applications for the development of Local Plan Strategic sites should comply fully with the Local Plan guidelines which have been through full consultation and examination over recent years. The criteria set out for the development of each site in the Local Plan should be adhered to by both the developers and the Borough Council.

13. Two Public Footpaths, Poynton with Worth numbers 43 and 46, will be obstructed by the proposed development. The application plans depict the Public Right of Way running along the estate roads. The Defra Rights of Way Circular (1/09, Guidance for Local Authorities, Version 2, October 2009, para 7.8 states *"any alternative alignment [of a Public Right of Way] should avoid the use of estate roads for the purpose wherever possible and preference should be given to the use of made up estate paths through landscaped or open space areas away from vehicular traffic."*

14. R02HW – The proposal would be contrary to the interests of highway safety by reason of inadequate visibility at the point of access onto Chester Road.

15. R03HW – The proposal would be contrary to the interests of highway safety due to the fact that a number of turning movements into and out of the site that would result from the development would result in an increased danger to other road users on the highway network in the vicinity of the site and in particular to users of Lower Park Primary School.

16. R07HW – The proposed development would be contrary to the interests of highway safety as it would result in additional traffic using Hazelbadge Road and Chester Road which are already used at unacceptable levels.

17. R10HW – The proposed development would be detrimental to the safe and efficient operation of the highway and the development would adversely affect the free flow of traffic on Chester Road.

18. R06PL – The proposal by reason of its design, in particular the 3 storey mews and apartment blocks, would adversely affect the character and appearance of the area which it is located. It would therefore be contrary to the principles contained in the design guide which seek to protect or enhance the key visual characteristics of the area.



19. With regards to the apartments and to some extent the mews houses, the scale and form of these are totally out of keeping with the surrounding buildings and a review of the proposals should be undertaken to ensure the development reflects the needs and aspirations of people who may wish to live there. R03RD – The proposal would by reason of scale, form and design result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the immediate vicinity of the site applies.

20. The site has been identified by Cheshire Wildlife Trust as having medium and high values on the habitat distinctiveness score as well as a wildlife corridor. The mitigation plan only focuses on Great Crested Newts and not the other variety of wildlife such as badgers and bats.

21. There are issues with the previous use of part of the site as a gasworks and brickworks as documented in the phase 1 geo-environmental site assessment, which indicates that further study is required and identifies parts of the site as moderate to high for contamination, which could have an adverse effect on local residents and the children in the adjoining school.

22. The proposals do not adequately address the impact the construction works will have on the school, namely:

- Noise: The construction of the development will cause noise for a considerable time. No indication appears to have been given as to how this impact on the pupils will be mitigated. We know from experience that the windows in the school are in need of replacement and are not soundproof.
- Dust: Consideration needs to be given to ensure that any works use appropriate dust suppression. Having seen the ineffectiveness of the wheel wash systems in use during the A6MARR works this would not suffice. In addition, works where potential contaminants could be as identified in the Phase 1 report need to be addressed as this could have an adverse effect on the nearby school.

**Location: The Gables Farm, Green Lane, Poynton, SK12 1TJ**

**Proposal: Outline planning permission for demolition of existing storage buildings and the erection of 11 houses**

**Application No: 17/6461M**

**Recommend:** Refusal on the basis of:

1. The proposal is an overdevelopment and over intensification of use causing a deleterious harm to the character, appearance and environmental quality of this area. The development is therefore contrary to guidance within section 11 of the NPPF and Policies SE1, SE3, SE4 and SE5 of the Cheshire East Local Plan Strategy, and Saved Policies in the Natural Environment section of the Macclesfield Borough Local Plan.

2. The proposed development would have an adverse impact on the permanence, character and openness of the North Cheshire Green Belt which are its essential characteristics. This arises from both the proposed layout and the threat to the Green Belt by this proposed development. The development is therefore contrary to guidance in section 9 of the NPPF and Policies PG3, SE1 and SE4 of the Cheshire East Local Plan and saved policies GC1 and NE16 of the Macclesfield Borough Local Plan.

The proposal is an inappropriate form of development in the Green Belt. The site has previously been used for agricultural purposes and is not a brownfield site.

3. R01RD – The proposal represents an undesirable form of backland development without proper road frontage and which would be detrimental to the amenities of the occupiers of the adjoining dwellings.



4. R03HW - The proposal would be contrary to the interests of highway safety due to the fact that a number of turning movements into and out of the site that would result from the development would result in an increased danger to other road users on the highway network in the vicinity of the site and in particular to users of Green Lane.

5. R07HW – The proposed development would be contrary to the interests of highway safety as it would result in additional traffic using Green Lane and nearby roads, which are already used at unacceptable levels. The traffic survey was carried out when the level crossing at Norbury Hollow was closed, so artificially reducing traffic in the area.

6. The Town Council is also concerned about flooding as the site is bordered both north and west by a brook which is maintained by the current users of the site. The flood survey provided is dated from 2011 and therefore does not address the recent serious flooding in Poynton especially in June 2016. Nearby land often floods or is waterlogged in wet weather.

7. The site is in close proximity to the Anson Engine Museum; a living museum which regularly has engines running and blacksmith forges operating, which would cause disturbance to the occupants of any new residential properties and could cause neighbourhood disputes.

8. R01NC – The proposed development would be contrary to the interests of nature conservation since it would adversely affect the habitat of protected species living in the area, including badgers and bats.

9. The Town Council is concerned that the development would increase pressure on local utilities - electricity supply cuts occur frequently in the area, and local sewers were installed a long time ago when this area was less developed and struggle to cope. Residents complain of sewage backing up - disgusting and a risk to health.

## Activities and events at the Civic Hall

### February

Sat 3 <sup>rd</sup>	10am - 12 noon	Joint Town Council, Cheshire East Council and Police working together surgery	Drop-in 10am to 11am. Call 01625 872238 for appointments at 11am, 11.20am, 11.40am
Mon 5 <sup>th</sup>	8pm	Facilities, Infrastructure & Economic Development committee	Civic Hall
Mon 12 <sup>th</sup>	8pm	Planning and Environment committee	Civic Hall
Mon 19 <sup>th</sup>	8pm	Community, Order and Public Safety Committee	Civic Hall
Mon 26 <sup>th</sup>	8pm	Finance and General Purposes Committee	Civic Hall

### March

Mon 5 <sup>th</sup>	7.30pm	Planning and Environment committee	Civic Hall
	8pm	Town Council	Civic Hall

